



## *City of El Paso – City Plan Commission Staff Report*

**Case No:** SUSC14-00007 – Montecillo Unit Three Replat C  
**Application Type:** Resubdivision Final  
**CPC Hearing Date:** September 11, 2014  
**Staff Planner:** Nelson Ortiz, (915) 212-1606, [ortiznx@elpasotexas.gov](mailto:ortiznx@elpasotexas.gov)  
**Location:** West of Mesa and South of Castellano  
**Acreage:** .2012 acres  
**Rep District:** 8  
**Existing Use:** Vacant  
**Existing Zoning:** SCZ (Smartcode; T1)  
**Proposed Zoning:** SCZ (Smartcode; T1)  
**Nearest Park:** Galatzan Park (0.98 mile)  
**Nearest School:** Morehead Middle School (1.02 mile)  
**Park Fees Required:** N/A  
**Impact Fee Area:** N/A  
**Property Owner:** EPT Montecillo Development East, LP  
**Applicant:** EPT Montecillo Development East, LP  
**Representative:** Conde, Inc.

### **SURROUNDING ZONING AND LAND USE**

**North:** SCZ / Vacant  
**South:** SCZ / Vacant  
**East:** SCZ / Vacant  
**West:** SCZ / Vacant

**PLAN EL PASO DESIGNATION:** G2 Traditional Neighborhood (Walkable)

### **APPLICATION DESCRIPTION**

The applicant proposes to subdivide .201 acres of vacant land to construct a portion of Vin La Roda Street which is proposed as a crossing over an existing arroyo. The applicant seeks an exception from the code to allow the bridging of the arroyo in order to provide access to the Montecillo development. This application is being reviewed under Title 21 (SmartCode) and the previously approved Montecillo Regulating Plan.

### **DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends **approval** of the exception and **approval** of Montecillo Unit Three Replat C on a Resubdivision Final basis, subject to the following comments.

**Planning Division Recommendation:**

**Approval** of the exception and of the subdivision. As per Section 19.19.010.F, the applicant has received a positive recommendation from the City's Floodplain administrator to allow the bridging of the arroyo (See attachment 5).

**City Development Department – Long Range Planning**

The Long Range Planning section has reviewed the plat and recommends **Approval**.

**City Development Department - Land Development**

We have reviewed subject plat and exception and recommend **Approval**.

**Parks and Recreation Department**

We have reviewed **Montecillo Unit 3 Replat "C"**, a resubdivision final plat map zoned "SCZ" (Smart Code Zoning) as part of the **Montecillo Development** therefore, not required to comply with the parkland dedication ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space**.

This subdivision application needs to comply with the Smart Code "Civic Space" requirements in accordance with the approved Regulating Plan and Building Scale Plan as reviewed & approved by the Consolidated Review Committee (CRC).

This development is with-in Park Zone **NW-1**

Nearest park: **Buena Vista**

If density/acreage is increased /decreased or the property zoning /use changes, then "Parkland/fees" will be re-assessed based on applicable conditions.

**El Paso Fire Department:**

Recommend approval.

**El Paso Water Utilities**

We have reviewed the subdivision described above and provide the following comments:

1. EPWU does not object to this request but EPWU.

**Water:**

2. There is an existing 12-inch diameter water distribution main, located along Montecillo Blvd., 35-feet from the east right-of-way line. This 12-inch water main is part of an intermediate pressure.
3. Private water pressure regulating devices will be required at the discharge side the water meter. The Developer shall include in the sale of contract documents that the lot/home buyer shall acquire ownership of the above-described water pressure regulating devices to be located at the discharge side of the water meters. The lot/home buyer shall be responsible for the operation and maintenance of the above-described water pressure regulating devices.
4. The extension of a 12-inch diameter water distribution main is required within the proposed subdivision replat from the existing 12-inch diameter water distribution main within a dedicated easement.

**Sewer:**

5. There is an existing 8-inch diameter gravity sewer main, located along Montecillo Boulevard, 50-feet from the west right-of-way line. The sewer main dead-ends at 115-feet south of the intersection of Vin La Roda Dr. and Montecillo Blvd. as a 12-inch diameter gravity sewer main.
6. The extension of a 12-inch diameter gravity sewer water is required within the proposed subdivision replat from the existing 12-inch diameter stub-out located at the intersection of Montecillo Blvd. and Vin La Roda Dr. The sewer main extension must be within a dedicated easement.
7. EPWU requires a new service application to serve the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat with street names and addresses; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

**El Paso County 911 District:**

No comments received.

**Additional Requirements and General Comments:**

1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
  - a. Current certified tax certificate(s)
  - b. Current proof of ownership
  - c. Release of access document, if applicable
  - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

**Attachments**

1. Location map
2. Aerial map
3. Final plat
4. Exception request
5. Floodplain Administrator recommendation
6. Application

ATTACHMENT 1

MONTECILLO UNIT THREE REPLAT C



ATTACHMENT 2

# MONTECILLO UNIT THREE REPLAT C



SUSC14-00007



September 11, 2014

**ATTACHMENT 4**



**CONDE INC**

September 3, 2014

**Planning Department**

800 Texas Avenue

City of El Paso, Texas 79901

Attention: **Nelson Ortiz**

Re: Montecillo Unit Three Replat "C" Subdivision Exception request

Dear Mr. Ortiz

As per your request as per Title 19 Subdivision, Chapter 19.19.1.010, Paragraph F, we respectfully request an exception to bridge the arroyo for access to the proposed subdivisions. The bridging of the roadway is necessary to protect the public health, safety and welfare of the public for safe access to the future subdivisions to the north. This crossing has been approved by FEMA and the City of El Paso's Floodplain Management Division.

If you have any questions or comments on the above please let us know. Thank you for your time and consideration in this matter.

Sincerely,

Yvonne C. Curry, P.E.

Conde Inc.

Project Manager.

ENGINEERING/PLANNING/SURVEYING

6080 SURETY DR., SUITE 100 / EL PASO, TEXAS 79905 / (915) 582-0283 / FAX (915) 582-0288

## ATTACHMENT 5



Mayor  
Oscar Leaser

City Council

*District 1*  
Ann Morgan Lilly

*District 2*  
Larry Romero

*District 3*  
Emma Acosta

*District 4*  
Carl L. Robinson

*District 5*  
Dr. Michiel R. Noe

*District 6*  
Claudia Ordaz

*District 7*  
Lily Limón

*District 8*  
Cortney C. Niland

City Manager  
Tommy Gonzalez

### City Development Department

**TO: City Plan Commission**

**FROM: Kareem Dallo P.E. CFM, CNU-A/ Floodplain Administrator**

**DATE: September 3, 2014**

**RE: Montecillo Unit 3, Replat C**

The Floodplain Administrator has made a determination that modification is required to a portion of the arroyo within the proposed Montecillo Unit Three, Replat C for the purpose of protecting the health, safety and welfare of the public. The Floodplain Administrator recommends to the City Plan Commission that an exception be granted to the preservation of natural arroyos to allow some improvements provided that all Federal, State and local mandates are followed. And also meets the requirements of Chapter 19.48 (Petition for waiver or exceptions) and permanent provisions for arroyo protection are provided. Furthermore, any areas impacted by the proposed improvements, be reasonably safe from flooding. The said improvements are already included within the Subdivision Improvement Plans and will be approved by the Land Development Section.



City Development Department  
801 Texas Avenue | El Paso, Texas 79901 | (915) 212-0083  
CityDevelopment@elpasotexas.gov  
*Dedicated to Outstanding Customer Service for a Better Community*



## ATTACHMENT 6



### CITY PLAN COMMISSION APPLICATION FOR RESUBDIVISION FINAL APPROVAL

DATE: August 21, 2014

File No. SUSC14-00007.

SUBDIVISION NAME: Montecillo Unit Three Replat "C"

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)  
Being a Replat of a Portion of Lots 3 and 6, Block 2, Montecillo Unit Three Replat "B" City of El Paso,  
El Paso County, Texas

2. Proposed Land Uses:	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	<u>0.2012</u>	<u>1</u>
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	_____	_____	Total No. Sites	<u>1</u>	
Industrial	_____	_____	Total Acres (Gross)	<u>0.2012</u>	

3. What is existing zoning of the above described property? Smart Code Proposed zoning? n/a
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No \_\_\_\_\_
5. What type of utility easements are proposed? Underground \_\_\_\_\_ Overhead \_\_\_\_\_ Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)  
Street to Ponds
7. Are special public improvements proposed in connection with the development? Yes \_\_\_\_\_ No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes \_\_\_\_\_ No X  
If answer to is "Yes", please explain the nature of the modification or exception \_\_\_\_\_
9. Remarks and/or explanation of special circumstances: \_\_\_\_\_
10. Improvement Plans submitted? Yes \_\_\_\_\_ No X
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes \_\_\_\_\_ No X


If yes, please submit a vested rights petition in accordance with Section 19.47-Vested Rights (See Attached).

12. Owner of record EPT Montecillo Development East, LP 8201 Lockheed, El Paso, TX 779-7271  
(Name & Address) (Zip) (Phone)
13. Developer EPT Montecillo Development East, LP 8201 Lockheed, El Paso, TX 799-7271  
(Name & Address) (Zip) (Phone)
14. Engineer CONDE INC. 6080 Sarcy Drive, Ste 100, El Paso, TX 79905 915-592-0283  
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION  
FEE: N/A

EPT Montecillo Development East, LP

OWNER SIGNATURE:

  
Richard Aguilar

REPRESENTATIVE:



NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT  
REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS

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